

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Spring Valley Survey District Inventory Number: M: 35-163
Address: Roughly bounded by Jones Bridge Road, Connecticut Avenue, and Woodlawn Road Historic district: ☒ yes ☐ no
City: Chevy Chase Zip Code: 20815 County: Montgomery
USGS Quadrangle(s): Kensington
Property Owner: Multiple Owners Tax Account ID Number: N/A
Tax Map Parcel Number(s): N/A Tax Map Number: HP41
Project: Bethesda BRAC Intersections: MD 185 at Jones Bridge Road a Agency: SHA
Agency Prepared By: EHT Traceries, Inc.
Preparer's Name: Paul Weishar Date Prepared: 7/15/2009
Documentation is presented in: MIHP form.
Preparer's Eligibility Recommendation: ☒ Eligibility recommended ☐ Eligibility not recommended
Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

LOCATION:

The suburban neighborhood of Spring Valley contains a noteworthy collection of modest mid-twentieth-century residential buildings. The single-family dwellings, set on sloping grassy lots along streets flanked by sidewalks and hardwood trees, reflect the fashionable domestic architectural styles from the mid-twentieth century. The dwellings have a setback of twenty-five feet and are located on lots marked by mature trees, shrubs, and foundation plantings. A limited number of the properties have prefabricated sheds, and even fewer have freestanding garages.

ARCHITECTURAL DESCRIPTION:

Originally platted in 1927 as Chevy Chase, Section 9, the property was resubdivided in 1929 as Fulton R. Gordon's Resubdivision of Chevy Chase, Section 9. The domestic construction, which did not occur until after World War II, included Colonial Revival-style dwellings with influences from the very popular Cape Cod form. Dating from 1948, these buildings feature modest plans accentuated by wings and front-gabled dormers. Large-scale development did not occur until the late 1950s, when these early

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MHT Comments: Lacks distinction

Jim Tancum ✓
Reviewer, Office of Preservation Services

[Signature]
Reviewer, National Register Program

8/3/2010

Date

8/3/10

Date

forms gave way to the construction of numerous houses with ranch and split-level forms. These popular forms were designed and promoted for their economies of design and construction; examples in Spring Valley are representative of this movement. However modest in scale, these dwellings incorporated landscape and/or picture windows that further enhanced the spaciousness of the house by providing views of expansive yards and mature trees. The predominant exterior building material is five-course, Flemish-bond brick veneer supplemented with vertical and horizontal-board siding. Roofing types consist of side gabled, asymmetrical side gabled, front gabled, and cross gabled. The asymmetrical roofs are limited to the dwellings with a ranch house form. Many of the roofs are finished with overhanging eaves and are covered with asphalt shingles, although examples of slate shingles and wood shingles exist. Fenestration of the dwellings consists primarily of double-hung and small sliding vinyl-sash windows. With the proclivity of modern materials on ranch houses, these replacement windows do not compromise integrity of materials. Belying the economy of design and construction of these dwellings, single-leaf paneled doors are common. Ornamentation of the openings is limited chiefly to rowlock brick sills. The houses of the Spring Valley Survey District collectively exhibit compatibility of style, massing, scale, materials, setback, and setting.

Alterations and additions in Spring Valley are remarkably minimal. This is due in large part to the modern floor plans, which comfortably accommodate large families and their twenty-first-century needs. Minor alterations have occurred, such as the replacement of wood-sash or metal casement windows with vinyl windows. Asphalt shingles have replaced the original slate or wood shingles, but the pattern and texture created by the replacement shingles often evokes those original details. Very few of the houses have been enlarged, and those additions are generally located on rear elevations and are not fully visible from the street. In general, these changes do not diminish the integrity of the vast majority of the individual buildings or the neighborhood of Spring Valley as a whole. Typically, the additions and alterations are sensitive to the original design, workmanship, materials, and feeling of the contemporaneous buildings, while often ensuring the integrity of the main block. When additions have substantially altered the original form, scale, and fenestration of a building, it is identified as a non-contributing resource.

STATEMENT OF SIGNIFICANCE:

Spring Valley, in southern Montgomery County, Maryland, is a mid-twentieth-century residential neighborhood that was established as part of the larger community of Chevy Chase. Initially platted in 1927 by William H. Ritchie, Spring Valley was first improved by developer Fulton R. Gordon and now includes sixty single-family dwellings. Spring Valley is significant for its collection of mid-twentieth-century, single-family dwellings with a period of significance extending from 1948 until 1957. The period of significance was established through research and on-site survey. The earliest building in Spring Valley dates to 1948. This date is suitable as a start date for the period of significance because the built environment before this date was nonexistent. The 1957 end date for the period of significance marks the end of large-scale development in Spring Valley. Less than five buildings have been constructed in Spring Valley since 1957. Although not the work of a single master architect or builder, this neighborhood has remained intact and undisturbed by new construction. The neighborhood, because of its two distinct development periods, presents only three domestic forms: the Colonial Revival-style Cape Cod, the ranch house and the split-level house. Spring Valley has maintained sufficient integrity to convey its significance as one of the best-preserved mid-twentieth-century communities in Montgomery County.

HISTORICAL BACKGROUND:

Pre-dating the 1927 Plat

Spring Valley is located on part of a turn-of-the-eighteenth-century patent known as "Clean Drinking." The manor house was constructed in the 1750s on the large tract, which was granted to Colonel John Courts by Charles, Lord Baron of Baltimore. It was one of the original land grants in the area. The eighteenth-century manor is no longer extant. Frequented by George

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

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MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Washington, the property was named for its spring, which was renowned for its "clean drinking" water.

The Platting of Section 9

In 1926, William H. Ritchie purchased 16.236 acres of the Clean Drinking tract. Ritchie was a contributing member of the Washington Real Estate Board and a local developer. He platted the property as Chevy Chase Section 9. This neighborhood was to be a small annex to the many sections making up Chevy Chase, Maryland, and D.C. Ritchie was also responsible for the development of the residential neighborhood of Highwood circa 1911. As the consequence of his defaulted loan, the Chevy Chase Section 9 property was ordered sold at public auction and thus was not developed by Ritchie.

The 1929 Resubdivision of Section 9

In 1929, the 16.236-acre parcel was purchased by Fulton R. Gordon for \$50,000 at a public auction.² Fulton resurveyed the property, which became known as Fulton R. Gordon's Resubdivision of Chevy Chase, Section 9. The resubdivision provided for fewer and wider lots in comparison to the 1927 plat. Fulton R. Gordon was born about 1867 and lived in Washington, D.C. with his wife, E. Marjorie Fulton. Gordon, who grew up on a farm near Bailey's Crossroads in Arlington, Virginia, started his career as a businessman at the age of nineteen by delivering milk to the White House. Eventually, Gordon began to invest in real estate, his first endeavor occurring in Laurel, Maryland.³ Although Gordon was involved in several other developments in Washington, D.C. such as North Columbia Heights, Connecticut Avenue Highlands, and Mount Pleasant Heights, those in Chevy Chase DC were his largest venture.⁴ Gordon was a successful subdivider, acquiring and surveying the land, developing a plan, laying out the buildings lots, and improving the overall site. He typically sold the vacant lots to home builders, who would purchase several adjacent lots and construct single-family dwellings for immediate resale. Occasionally, prospective homeowners would purchase the vacant lot from Gordon and contract a builder to design their house. Gordon periodically served as a home builder, a type of developer who designed the houses, oversaw their construction, and sold the improved lots.

Initial Development in Spring Valley: 1948-1949

The first development in Spring Valley occurred in 1948 and 1949. Six dwellings were constructed in 1948 and two in 1949. These dwellings were strategically built along the neighborhood's entry corridors and along heavily-traveled Jones Mill Road. The houses were situated in close proximity to each other to provide potential buyers a vision of what the neighborhood would look like once completed. The design chosen for the speculative development was a Colonial Revival-style dwelling with influences from the very popular Cape Cod form. Examples are located at 8801 Spring Valley Road, 3905-3909 Jones Bridge Road, 3904-3905-3908-3909 Parsons Road, and 3900 Woodlawn Road. Characteristic of speculative development, the houses are of moderate size and are minimally ornamented. These dwellings offered a suburban lifestyle within easy walking distance to the electric streetcar to the east. Of note, Gordon's son lived at 3908 Parsons Road and his daughter at 3904 Parsons Road.⁵

1957 Development

By the late 1950s, new architectural styles and forms began to appear in Spring Valley with examples of the ranch house and the split-level. The ranch house proved to be a popular form in Spring Valley, with over 10 examples constructed. The ranch house was considered a "small house" and was appropriate for the smaller-sized lots found in the neighborhood. Although they emphasized the horizontal, the ranch houses in Spring Valley were typically only three bays wide, two bays deep, and constructed with an asymmetrical side-gabled roof. These dwellings were generally constructed in small clusters of three or four rather than as large-scale speculative development, which was occurring throughout the Washington metropolitan area. This development strategy is in stark contrast to the over 30 split-level dwellings constructed in Spring Valley. Marked by a front-gabled projecting

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Eligibility not recommended _____

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Date

Reviewer, National Register Program

Date

ay, picture window, and overhanging eaves, examples of the split-level were constructed on every street in Spring Valley except for Jones Bridge Road. Both the ranch and split-level houses from this later period of development continued to target middle-class buyers and epitomized mid-twentieth-century architectural design in form, materials, massing, and fenestration. Residents commuted to work by automobile or by electric streetcar. However, because of the increasing popularity of and reliance on the automobile, the electric streetcar line was discontinued in 1963 in favor of the bus.

New residential development in Spring Valley was limited throughout the remainder of the twentieth century. The overwhelming majority of lots in Spring Valley had already been improved and the larger lots were not subdivided to allow for new construction. Two lots along Connecticut Avenue were improved in the 1960s. These corner lots are slightly larger than the others. One parcel in the 1980s and another in the 1990s were improved. The twenty-first century has seen the construction of two dwellings in the Spring Valley neighborhood. Located at the intersection of Connecticut Avenue and Jones Mill Road and set atop a small knoll, the house at 8800 Connecticut Avenue is an imposing Colonial Revival-inspired single-family dwelling. Although this dwelling is located on a prominent corner lot, its visual impact is diffused by mature trees and foliage. The additional twenty-first-century house in Spring Valley is located at 8904 Spring Valley Road. Identical in shape and form, this large single-family dwelling also mimics stylistic elements of the Colonial Revival style.

ASSESSMENT:

Platted in 1927 and promptly resubdivided in 1929, Spring Valley was not developed until the late 1940s. A second period of development occurred in the late 1950s. Spring Valley maintains sufficient integrity to convey its significance as a mid-twentieth century neighborhood. The Klinge Atlas depicts the limited development that occurred prior to 1931 in the neighborhood. The lots laid out in 1929 by Fulton R. Gordon were improved in 1948 to 1949, as the burgeoning population of the Washington metropolitan area required housing. Yet, rather than provide the consumer with housing that was erected quickly and thus inexpensively, Fulton sought to improve Spring Valley with popular architectural styles and forms, specifically the Colonial Revival and Cape Cod. Following Fulton's death in 1952, the sale of the established lots resulted in new construction that reflected the modern movement architecture, embracing the ranch house and split-level that incorporated new materials and fenestration. The two short development phases of Spring Valley have resulted in a cohesive residential community that documents three specific mid-twentieth-century architectural forms. This succinct development reflects the elements prompting and impeding residential construction in the Washington, D.C. suburbs in the late 1940s and the late 1950s. The minimal non-historic construction and replacement housing has not compromised the neighborhood's ability to communicate its original platting, initial development, and growth in the mid-twentieth century. There has been one resubdivision in Spring Valley since Fulton R. Gordon's original plat of 1929. This resubdivision affected only one lot. Spring Valley has retained its integrity of setting, location, feeling, and association. Alterations and additions in Spring Valley are remarkably minimal. This is due in large part to the modern floor plans, which comfortably accommodate large families and their modern needs. As a result, Spring Valley maintains a high degree of integrity of design, materials, and workmanship. Overall, Spring Valley presents a high degree of integrity.

Spring Valley is recommended eligible for listing in the National Register of Historic Places under Criteria A and C. It should be evaluated under the Multiple Property Nomination, Historic Residential Suburbs in the United States, 1830-1960 (National Park Service, 2002).

1 Lois Snyderman, "Gilliland-Bloom House," (M: 35-57) Maryland Historical Trust Inventory Form for State Historic Sites Survey (1989), 8:1.

2 Harold E. Doyle and Edward H. Jones, trustees, to Fulton R. Gordon, Montgomery County Land Records, PBR 462:278.

3 "Real Estate Kind to Country Boy," Washington Post, May 21, 1950.

MARYLAND HISTORICAL TRUST REVIEW

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Eligibility not recommended _____

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

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Date

Reviewer, National Register Program

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Spring Valley Survey District

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"D.C. Has Just Begun to Grow," Washington Post, December 15, 1946.
5 "Fulton Gordon; Made Fortune In Land Sales," The Washington Post (1877-1954), July 15, 1952,
<http://www.proquest.com.proxy.library.cornell.edu/> (accessed July 15, 2009).

MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments:

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Date

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Date

CAPSULE SUMMARY

M: 35-163

Spring Valley Survey District

Chevy Chase, Montgomery County, Maryland

1948 - 1957

Private

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Originally platted in 1927 as Chevy Chase, Section 9, the property was resubdivided in 1929 as Fulton R. Gordon's Resubdivision of Chevy Chase, Section 9. The domestic construction, which did not occur until after World War II, included Colonial Revival-style dwellings with influences from the very popular Cape Cod form. Dating from 1948, these buildings feature modest plans accentuated by wings and front-gabled dormers. Large-scale development did not occur until the late 1950s, when these early forms gave way to the construction of numerous houses with ranch and split-level forms. These popular forms were designed and promoted for their economies of design and construction; examples in Spring Valley are representative of this movement. The predominant exterior building material is five-course, Flemish-bond brick veneer supplemented with vertical and horizontal-board siding. Roofing types consist of side gabled, asymmetrical side gabled, front gabled, and cross gabled. The asymmetrical roofs are limited to the dwellings with a ranch house form. Fenestration of the dwellings consists primarily of double-hung and small sliding vinyl-sash windows. The houses of the Spring Valley Survey District collectively exhibit compatibility of style, massing, scale, materials, setback, and setting.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M: 35-163

1. Name of Property (indicate preferred name)

historic Spring Valley Survey District

other

2. Location

street and number Roughly bounded by Jones Bridge Road, Connecticut Avenue, and Woodlawn Road ☐ not for publication

city, town Chevy Chase ☐ vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Multiple Owners

street and number telephone

city, town state zip code

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber folio

city, town Rockville tax map HP41 tax parcel tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	53 buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	0 sites
<input type="checkbox"/> object		<input type="checkbox"/> education	0 structures
		<input type="checkbox"/> funerary	0 objects
		<input type="checkbox"/> government	53 Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. M: 35-163

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

LOCATION:

The suburban neighborhood of Spring Valley contains a noteworthy collection of modest mid-twentieth-century residential buildings. The single-family dwellings, set on sloping grassy lots along streets flanked by sidewalks and hardwood trees, reflect the fashionable domestic architectural styles from the mid-twentieth century. The dwellings have a setback of twenty-five feet and are located on lots marked by mature trees, shrubs, and foundation plantings. A limited number of the properties have prefabricated sheds, and even fewer have freestanding garages.

ARCHITECTURAL DESCRIPTION:

Originally platted in 1927 as Chevy Chase, Section 9, the property was resubdivided in 1929 as Fulton R. Gordon's Resubdivision of Chevy Chase, Section 9. The domestic construction, which did not occur until after World War II, included Colonial Revival-style dwellings with influences from the very popular Cape Cod form. Dating from 1948, these buildings feature modest plans accentuated by wings and front-gabled dormers. Large-scale development did not occur until the late 1950s, when these early forms gave way to the construction of numerous houses with ranch and split-level forms. These popular forms were designed and promoted for their economies of design and construction; examples in Spring Valley are representative of this movement. However modest in scale, these dwellings incorporated landscape and/or picture windows that further enhanced the spaciousness of the house by providing views of expansive yards and mature trees. The predominant exterior building material is five-course, Flemish-bond brick veneer supplemented with vertical and horizontal-board siding. Roofing types consist of side gabled, asymmetrical side gabled, front gabled, and cross gabled. The asymmetrical roofs are limited to the dwellings with a ranch house form. Many of the roofs are finished with overhanging eaves and are covered with asphalt shingles, although examples of slate shingles and wood shingles exist. Fenestration of the dwellings consists primarily of double-hung and small sliding vinyl-sash windows. With the proclivity of modern materials on ranch houses, these replacement windows do not compromise integrity of materials. Belying the economy of design and construction of these dwellings, single-leaf paneled doors are common. Ornamentation of the openings is limited chiefly to rowlock brick sills. The houses of the Spring Valley Survey District collectively exhibit compatibility of style, massing, scale, materials, setback, and setting.

Alterations and additions in Spring Valley are remarkably minimal. This is due in large part to the modern floor plans, which comfortably accommodate large families and their twenty-first-century needs. Minor alterations have occurred, such as the replacement of wood-sash or metal casement windows with vinyl windows. Asphalt shingles have replaced the original slate or wood shingles, but the pattern and texture created by the replacement shingles often evokes those original details. Very few of the houses have been enlarged, and those additions are generally located on rear elevations and are

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Maryland Inventory of Historic Properties Form

Inventory No. M: 35-163

Spring Valley Survey District
Continuation Sheet

Number 7 Page 2

not fully visible from the street. In general, these changes do not diminish the integrity of the vast majority of the individual buildings or the neighborhood of Spring Valley as a whole. Typically, the additions and alterations are sensitive to the original design, workmanship, materials, and feeling of the contemporaneous buildings, while often ensuring the integrity of the main block. When additions have substantially altered the original form, scale, and fenestration of a building, it is identified as a non-contributing resource.

ARCHITECTURAL SURVEY RESULTS FOR THE SPRING VALLEY SURVEY DISTRICT

Address	Date of Construction	Recommendation
8900 Connecticut Avenue- Dwelling	1957	C
8902 Connecticut Avenue- Dwelling	1957	C
8800 Connecticut Avenue- Dwelling	ca. 2003	NC
8804 Connecticut Avenue- Car Port	ca. 2000	NC
8804 Connecticut Avenue- Dwelling	1957	C
8806 Connecticut Avenue- Dwelling	1982	C
8810 Connecticut Avenue- Dwelling	1957	C
8812 Connecticut Avenue- Dwelling	1957	C
8812 Connecticut Avenue- Prefabricated Shed	ca. 2000	NC
8908 Connecticut Avenue- Dwelling	1957	C
3911 Jones Bridge Road- Dwelling	1990	NC
3909 Jones Bridge Road- Dwelling	1948	C
3901 Jones Bridge Road- Dwelling	1957	C
3905 Jones Bridge Road- Dwelling	1948	C
3905 Jones Bridge Road- Prefabricated Shed	ca. 2000	NC
3909 Jones Bridge Road- Domestic Outbuilding	ca. 1965	NC
3909 Jones Bridge Road- Shed	ca. 1965	NC
3900 Montrose Driveway- Dwelling	1957	C
3900 Montrose Driveway- Prefabricated Shed	ca. 2000	NC
3904 Montrose Driveway- Dwelling	1957	C
3905 Montrose Driveway- Dwelling	1957	C

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Maryland Inventory of Historic Properties Form

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Spring Valley Survey District
Continuation Sheet

Number 7 Page 3

Address	Date of Construction	Recommendation
3905 Montrose Driveway- Prefabricated Shed	ca. 2000	NC
3906 Montrose Driveway- Dwelling	1957	C
3907 Montrose Driveway- Dwelling	1957	C
3908 Montrose Driveway- Dwelling	1957	C
3909 Montrose Driveway- Dwelling	1957	C
3910 Montrose Driveway- Dwelling	1957	C
3911 Montrose Driveway- Dwelling	1957	C
3912 Montrose Driveway- Dwelling	1957	C
3913 Montrose Driveway- Dwelling	1957	C
3910 Parsons Road- Dwelling	1957	C
3901 Parsons Road- Dwelling	1963	C
3904 Parsons Road- Dwelling	1948	C
3905 Parsons Road- Dwelling	1948	C
3908 Parsons Road- Dwelling	1948	C
3909 Parsons Road- Dwelling	1949	C
3909 Parsons Road- Garage	ca. 1985	NC
3910 Parsons Road- Prefabricated Shed	ca. 1995	NC
3911 Parsons Road- Dwelling	1957	C
3913 Parsons Road- Dwelling	1957	C
8800 Spring Valley Road- Dwelling	1956	C
8801 Spring Valley Road- Dwelling	1948	C
8804 Spring Valley Road- Dwelling	ca. 2000	NC
8805 Spring Valley Road- Dwelling	1957	C
8806 Spring Valley Road- Dwelling	1957	C
8808 Spring Valley Road- Dwelling	1957	C
8809 Spring Valley Road- Dwelling	1957	C
8810 Spring Valley Road- Dwelling	1957	C
8811 Spring Valley Road- Dwelling	1957	C
8900 Spring Valley Road- Dwelling	1957	C

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Inventory No. M: 35-163

Spring Valley Survey District
Continuation Sheet

Number 7 Page 4

Address	Date of Construction	Recommendation
8901 Spring Valley Road- Dwelling	1957	C
8904 Spring Valley Road- Dwelling	ca. 2000	NC
8905 Spring Valley Road- Dwelling	1957	C
8907 Spring Valley Road- Dwelling	1957	C
8908 Spring Valley Road- Dwelling	1957	C
8908 Spring Valley Road- Prefabricated Shed	ca. 2000	NC
8912 Spring Valley Road- Dwelling	1957	C
3900 Woodlawn Road- Dwelling	1949	NC
3901 Woodlawn Road- Dwelling	1962	C
3901 Woodlawn Road- Pool	ca. 1995	NC
3901 Woodlawn Road- Prefabricated Shed	ca. 2000	NC
3904 Woodlawn Road- Dwelling	1957	C
3905 Woodlawn Road- Dwelling	1957	C
3905 Woodlawn Road- Prefabricated Shed	ca. 2005	NC
3906 Woodlawn Road- Dwelling	1957	C
3906 Woodlawn Road- Prefabricated Shed	ca. 2005	NC
3907 Woodlawn Road- Dwelling	1957	C
3908 Woodlawn Road- Dwelling	1957	C
3909 Woodlawn Road- Dwelling	1957	C
3909 Woodlawn Road- Shed	1957	C
3910 Woodlawn Road- Dwelling	1957	C
4003 Woodlawn Road- Dwelling	1957	C
4004 Woodlawn Road- Dwelling	1957	C
4005 Woodlawn Road- Dwelling	1957	C
4005 Woodlawn Road- Prefabricated Shed	ca. 2000	NC
4007 Woodlawn Road- Dwelling	1957	C

8. Significance

Inventory No. M: 35-163

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1927

Architect/Builder Fulton R. Gordon

Construction dates 1927, 1929, 1948-1957

Evaluation for: ☒ National Register ☒ Maryland Register _____ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

STATEMENT OF SIGNIFICANCE:

Spring Valley, in southern Montgomery County, Maryland, is a mid-twentieth-century residential neighborhood that was established as part of the larger community of Chevy Chase. Initially platted in 1927 by William H. Ritchie, Spring Valley was first improved by developer Fulton R. Gordon and now includes sixty single-family dwellings. Spring Valley is significant for its collection of mid-twentieth-century, single-family dwellings with a period of significance extending from 1948 until 1957. The period of significance was established through research and on-site survey. The earliest building in Spring Valley dates to 1948. This date is suitable as a start date for the period of significance because the built environment before this date was nonexistent. The 1957 end date for the period of significance marks the end of large-scale development in Spring Valley. Less than five buildings have been constructed in Spring Valley since 1957. Although not the work of a single master architect or builder, this neighborhood has remained intact and undisturbed by new construction. The neighborhood, because of its two distinct development periods, presents only three domestic forms: the Colonial Revival-style Cape Cod, the ranch house and the split-level house. Spring Valley has maintained sufficient integrity to convey its significance as one of the best-preserved mid-twentieth-century communities in Montgomery County.

HISTORICAL BACKGROUND:

Pre-dating the 1927 Plat

Spring Valley is located on part of a turn-of-the-eighteenth-century patent known as "Clean Drinking." The manor house was constructed in the 1750s on the large tract, which was granted to Colonel John Courts by Charles, Lord Baron of Baltimore.¹ It was one of the original land grants in the area. The eighteenth-century manor is no longer extant. Frequented by George Washington, the property was named for its spring, which was renowned for its "clean drinking" water.

Maryland Historical Trust

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Spring Valley Survey District
Continuation Sheet

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The Platting of Section 9

In 1926, William H. Ritchie purchased 16.236 acres of the Clean Drinking tract. Ritchie was a contributing member of the Washington Real Estate Board and a local developer. He platted the property as Chevy Chase Section 9. This neighborhood was to be a small annex to the many sections making up Chevy Chase, Maryland, and D.C. Ritchie was also responsible for the development of the residential neighborhood of Highwood circa 1911. As the consequence of his defaulted loan, the Chevy Chase Section 9 property was ordered sold at public auction and thus was not developed by Ritchie.

The 1929 Resubdivision of Section 9

In 1929, the 16.236-acre parcel was purchased by Fulton R. Gordon for \$50,000 at a public auction.² Fulton resurveyed the property, which became known as Fulton R. Gordon's Resubdivision of Chevy Chase, Section 9. The resubdivision provided for fewer and wider lots in comparison to the 1927 plat. Fulton R. Gordon was born about 1867 and lived in Washington, D.C. with his wife, E. Marjorie Fulton. Gordon, who grew up on a farm near Bailey's Crossroads in Arlington, Virginia, started his career as a businessman at the age of nineteen by delivering milk to the White House. Eventually, Gordon began to invest in real estate, his first endeavor occurring in Laurel, Maryland.³ Although Gordon was involved in several other developments in Washington, D.C. such as North Columbia Heights, Connecticut Avenue Highlands, and Mount Pleasant Heights, those in Chevy Chase DC were his largest venture.⁴ Gordon was a successful subdivider, acquiring and surveying the land, developing a plan, laying out the buildings lots, and improving the overall site. He typically sold the vacant lots to home builders, who would purchase several adjacent lots and construct single-family dwellings for immediate resale. Occasionally, prospective homeowners would purchase the vacant lot from Gordon and contract a builder to design their house. Gordon periodically served as a home builder, a type of developer who designed the houses, oversaw their construction, and sold the improved lots.

Initial Development in Spring Valley: 1948-1949

The first development in Spring Valley occurred in 1948 and 1949. Six dwellings were constructed in 1948 and two in 1949. These dwellings were strategically built along the neighborhood's entry corridors and along heavily-traveled Jones Mill Road. The houses were situated in close proximity to each other to provide potential buyers a vision of what the neighborhood would look like once completed. The design chosen for the speculative development was a Colonial Revival-style dwelling with influences from the very popular Cape Cod form. Examples are located at 8801 Spring Valley Road, 3905-3909 Jones Bridge Road, 3904-3905-3908-3909 Parsons Road, and 3900 Woodlawn Road. Characteristic of speculative development, the houses are of moderate size and are minimally ornamented. These

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Spring Valley Survey District
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dwelling offered a suburban lifestyle within easy walking distance to the electric streetcar to the east. Of note, Gordon's son lived at 3908 Parsons Road and his daughter at 3904 Parsons Road.⁵

1957 Development

By the late 1950s, new architectural styles and forms began to appear in Spring Valley with examples of the ranch house and the split-level. The ranch house proved to be a popular form in Spring Valley, with over 10 examples constructed. The ranch house was considered a "small house" and was appropriate for the smaller-sized lots found in the neighborhood. Although they emphasized the horizontal, the ranch houses in Spring Valley were typically only three bays wide, two bays deep, and constructed with an asymmetrical side-gabled roof. These dwellings were generally constructed in small clusters of three or four rather than as large-scale speculative development, which was occurring throughout the Washington metropolitan area. This development strategy is in stark contrast to the over 30 split-level dwellings constructed in Spring Valley. Marked by a front-gabled projecting bay, picture window, and overhanging eaves, examples of the split-level were constructed on every street in Spring Valley except for Jones Bridge Road. Both the ranch and split-level houses from this later period of development continued to target middle-class buyers and epitomized mid-twentieth-century architectural design in form, materials, massing, and fenestration. Residents commuted to work by automobile or by electric streetcar. However, because of the increasing popularity of and reliance on the automobile, the electric streetcar line was discontinued in 1963 in favor of the bus.

New residential development in Spring Valley was limited throughout the remainder of the twentieth century. The overwhelming majority of lots in Spring Valley had already been improved and the larger lots were not subdivided to allow for new construction. Two lots along Connecticut Avenue were improved in the 1960s. These corner lots are slightly larger than the others. One parcel in the 1980s and another in the 1990s were improved. The twenty-first century has seen the construction of two dwellings in the Spring Valley neighborhood. Located at the intersection of Connecticut Avenue and Jones Mill Road and set atop a small knoll, the house at 8800 Connecticut Avenue is an imposing Colonial Revival-inspired single-family dwelling. Although this dwelling is located on a prominent corner lot, its visual impact is diffused by mature trees and foliage. The additional twenty-first-century house in Spring Valley is located at 8904 Spring Valley Road. Identical in shape and form, this large single-family dwelling also mimics stylistic elements of the Colonial Revival style.

ASSESSMENT:

Platted in 1927 and promptly resubdivided in 1929, Spring Valley was not developed until the late 1940s. A second period of development occurred in the late 1950s. Spring Valley maintains sufficient integrity to convey its significance as a mid-twentieth century neighborhood. The Klinge Atlas depicts

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Spring Valley Survey District
Continuation Sheet

Number 8 Page 4

the limited development that occurred prior to 1931 in the neighborhood. The lots laid out in 1929 by Fulton R. Gordon were improved in 1948 to 1949, as the burgeoning population of the Washington metropolitan area required housing. Yet, rather than provide the consumer with housing that was erected quickly and thus inexpensively, Fulton sought to improve Spring Valley with popular architectural styles and forms, specifically the Colonial Revival and Cape Cod. Following Fulton's death in 1952, the sale of the established lots resulted in new construction that reflected the modern movement architecture, embracing the ranch house and split-level that incorporated new materials and fenestration. The two short development phases of Spring Valley have resulted in a cohesive residential community that documents three specific mid-twentieth-century architectural forms. This succinct development reflects the elements prompting and impeding residential construction in the Washington, D.C. suburbs in the late 1940s and the late 1950s. The minimal non-historic construction and replacement housing has not compromised the neighborhood's ability to communicate its original platting, initial development, and growth in the mid-twentieth century. There has been one resubdivision in Spring Valley since Fulton R. Gordon's original plat of 1929. This resubdivision affected only one lot. Spring Valley has retained its integrity of setting, location, feeling, and association. Alterations and additions in Spring Valley are remarkably minimal. This is due in large part to the modern floor plans, which comfortably accommodate large families and their modern needs. As a result, Spring Valley maintains a high degree of integrity of design, materials, and workmanship. Overall, Spring Valley presents a high degree of integrity.

Spring Valley is recommended eligible for listing in the National Register of Historic Places under Criteria A and C. It should be evaluated under the Multiple Property Nomination, *Historic Residential Suburbs in the United States, 1830-1960* (National Park Service, 2002).

¹ Lois Snyderman, "Gilliland-Bloom House," (M: 35-57) Maryland Historical Trust Inventory Form for State Historic Sites Survey (1989), 8:1.

² Harold E. Doyle and Edward H. Jones, trustees, to Fulton R. Gordon, Montgomery County Land Records, Liber PBR 462: Folio 278.

³ "Real Estate Kind to Country Boy," *Washington Post*, 21 May 1950.

⁴ "D.C. Has Just Begun to Grow," *Washington Post*, 15 December 1946.

⁵ "Fulton Gordon; Made Fortune in Land Sales," *Washington Post*, 15 July 1952.

9. Major Bibliographical References

Inventory No. M: 35-163

- Deets, Edward H. and Charles J. Maddox. *Real Estate Atlas of Montgomery County*. Rockville, MD: Deets and Maddox, 1916.
- Hopkins, G.M. Montgomery County, from Atlas of Fifteen Miles Around Washington. Philadelphia: G.M. Hopkins, C.E., 1878.
- Klinge, F.H.M. *Property Atlas of Volume One, Montgomery County Maryland*. Lansdale, PA: F.H.M. Klinge, 1931. Montgomery County Land Records.
- Montgomery County Land Records, Circuit Court, Plat 355, April 1927.
- Montgomery County Land Records, Circuit Court, Plat 393, March 1929.

10. Geographical Data

Acreage of surveyed property	16.236	
Acreage of historical setting	16.236	
Quadrangle name	Eastern Maryland/DC and Kensington	Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Spring Valley Survey District in Chevy Chase, Maryland is located southwest of the intersection of Connecticut Avenue and Interstate 495. It is comprised of sixty single-family dwellings bounded to the east by Connecticut Avenue to include 8908 Connecticut Avenue. The southern boundary extends along Jones Bridge Road. The western boundary of the district extends along Spring Valley Road, including 4003, 4004, 4005, and 4007 Woodlawn Road. The northern boundary is formed by Woodlawn Road, to include 8912 Spring Valley Road. The survey district includes 16.236 acres.

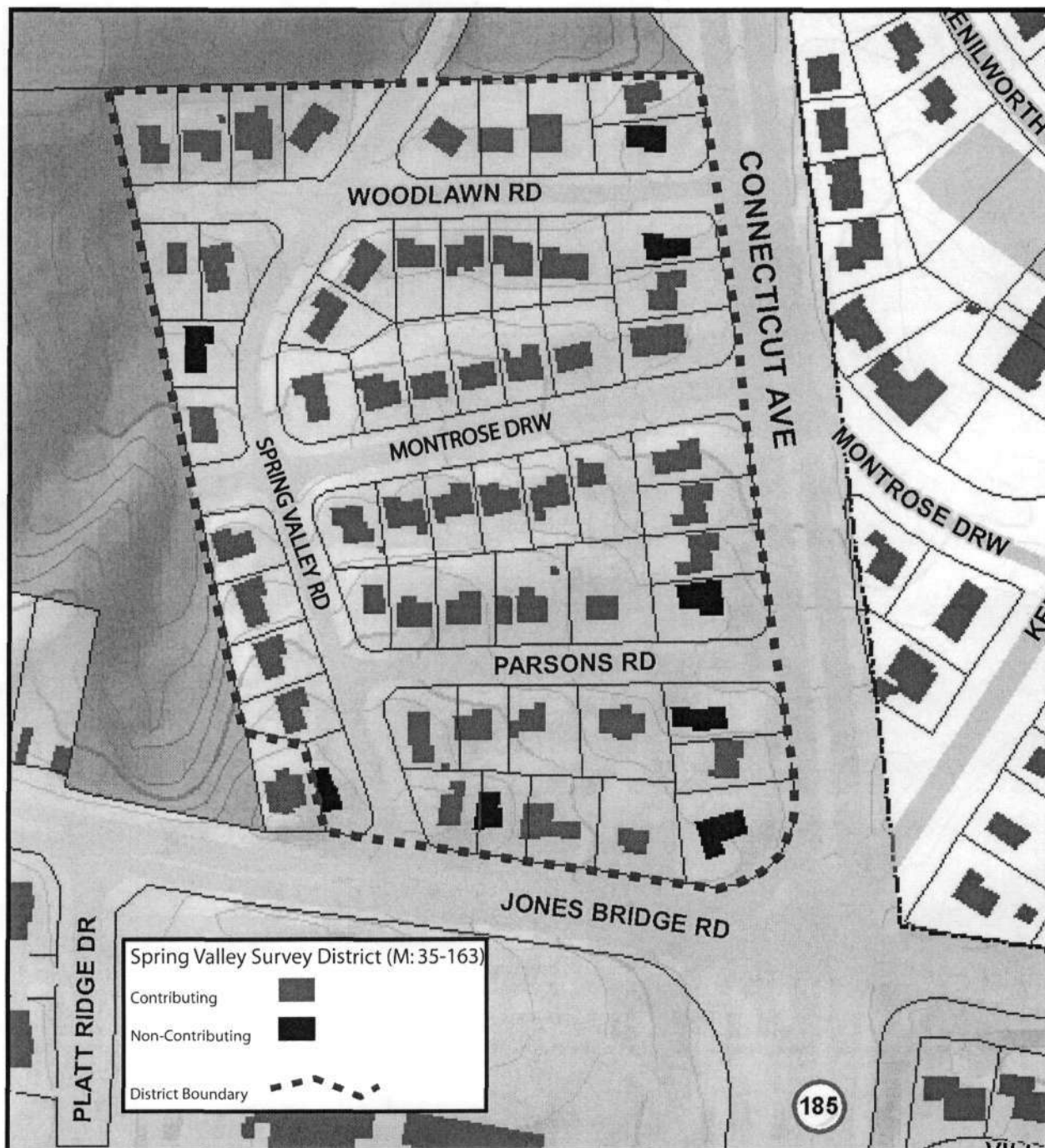
11. Form Prepared by

name/title	Laura Trieschmann and Paul Weishar, Architectural Historians		
organization	EHT Traceries, Inc.	date	July 2009
street & number	1121 Fifth Street, NW	telephone	(202) 393-1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



Spring Valley Survey District (M: 35-163)

National Register Eligible Boundary

Chevy Chase, Montgomery County, Maryland

MC Atlas, MNCPPC GIS

Prepared by EHT Tracerics, Inc., 2009



CHEVY CHASE SECTION-9

Montgomery County, Maryland
March 21, 1927

Scale 1"=100'
Robert E. Kline,
Engineer
Washington, D.C.

ENGINEER'S CERTIFICATION

1. the undersigned, Robert E. Kline hereby certify to the following:
1. THAT the Lots, Blocks, Public Alleys and Public Highways, etc. indicated on this plat have been carefully and accurately surveyed and plotted at the request of WILLIAM H. RITCHIE, the owner and maker of this plat and that they are a part of that tract of land conveyed from Charles A. Jones and William L. Miller to William H. Ritchie by deed dated July 14, 1926, and recorded July 17, 1926, in Liber No. PBR 404 at folio 254 one of the land records for Montgomery County, Md. and
2. THAT the lines of this subdivision do not conflict with any other subdivision heretofore made and recorded among Montgomery County Land Records, and
3. THAT monument stones, designated on the plat as Stones No. 1 and 2, have been accurately set so as to appear on the surface and extend into the ground not less than three (3) feet below the surface, and that the said stones are not less than six (6) inches in minimum dimension on top, and
4. THAT the bearings other than the dead reference bearings are referred to the true meridian of the Washington Suburban Sanitary District as established therefore by the U.S.C.G.S. Survey

Robert E. Kline
Engineer

APPROVED APRIL 18, 1927

WASHINGTON SUBURBAN SANITARY COMMISSION

P. Howard Reed
Robert E. Kline
John A. Reed

REC.

CURVE DATA

NO.	CHORD	RADIUS	CHORD BEARING	ARC	ANGLE	CHORD	BEARING
1	248.70	151.74	47° 41' 05"	106.78	106.78	200.44	47° 41' 05"
2	250.00	151.74	47° 41' 05"	106.78	106.78	200.44	47° 41' 05"

FILED BY THE OWNER'S DEDICATION

This DECLARATION OF DEDICATION made this 21st day of March in the year Nineteen Hundred and Twenty Seven WITNESSETH: That I, WILLIAM H. RITCHIE of Washington, D.C., being the owner, have caused to be surveyed and plotted the land shown on this plat as set forth in the Engineer's Certification hereon and by the execution of these presents and the filing and recording of this plat, do hereby subdivide the land into Lots, Blocks, Public Alleys and Public Highways as shown hereon, to be known as CHEVY CHASE, SECTION-9, and dedicate the said Public Alleys and Public Highways for public use for any lawful purpose whatever AND do hereby declare and establish perpetually the building restriction lines as hereon indicated as the lines beyond which the erection of any building, porch thereof or any structure of a permanent nature, exceeding four (4) feet vertically, is restricted AND do further hereby agree to set forth in all conveyances, as a covenant running with the land, the building restriction lines as shown and defined hereon, AND do further hereby declare the strips of land designated hereon as TWO FOOT RESERVATION STRIP as a reservation and not included in this dedication but to be reserved until such time as a street is dedicated in the adjacent property, whereupon the aforesaid two foot reservation will become similarly dedicated for incorporation in the public highways, AND do further hereby direct the Clerk of the Circuit Court for Montgomery County, Maryland, to file and record this plat after its approval in due form by the Washington Suburban Sanitary Commission

IN WITNESS WHEREOF, I, the said WILLIAM H. RITCHIE have signed these presents on the day and year first above written,

WITNESS:
Menderson G. Bryant

William H. Ritchie
Owner



Maryland State Archives

Spring Valley Survey District (M: 35-163)

Montgomery County Land Records, Circuit Court, Plat 355, March 1927.

FULTON R. GORDON'S

RESUBDIVISION OF

CHEVY CHASE, SECTION 9.

MONTGOMERY COUNTY, MARYLAND.

MARCH 1929.

JOSEPH N. STARKEY.

SCALE 1"=100'.

SURVEYOR FOR MONTGO. CO. MARYLAND.

THIS PLAT IS A REVISED PLAT OF CHEVY CHASE, SECTION 9, AND IS FILED IN LIEU OF THAT PLAT NOW ON RECORD IN PLAT BOOK 4, AS PLAT NUMBERED 355.

ENGINEER'S CERTIFICATE.

I hereby certify that the plat herein delineated is correct, that it is a revised plat of all the lands included in plat of record known as Chevy Chase, Section 9, Montgomery County, Maryland, surveyed by Henry E. Doyle and Edward M. Jones, Trustees, for Fulton R. Gordon, by deed dated June 6, 1928, and recorded in the Land Records of Montgomery County, Maryland in Liber 462 of folio 278, and that all lines marked thus W, and iron pipes marked thus X, have been placed as shown.

DATED—MARCH 1929.

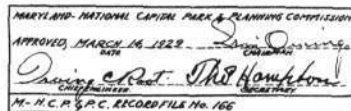
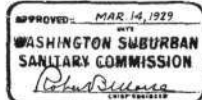
Joseph N. Starkey
Joseph N. Starkey

OWNER'S DEDICATION

I, Fulton R. Gordon, owner of the property described above, hereby adopt the plan of revision of subdivision shown herein, establish the minimum building restriction lines and dedicate the streets and alleys to public use, however, excepting from the dedication any lands designated "Two Year" Restriction, such lands to be deemed to be dedicated automatically at such time as street extensions adjacent thereto are dedicated in the adjoining property.

DATED MARCH 11, 1929

WITNESSES: *Paul Marvel Shippard* FULTON R. GORDON



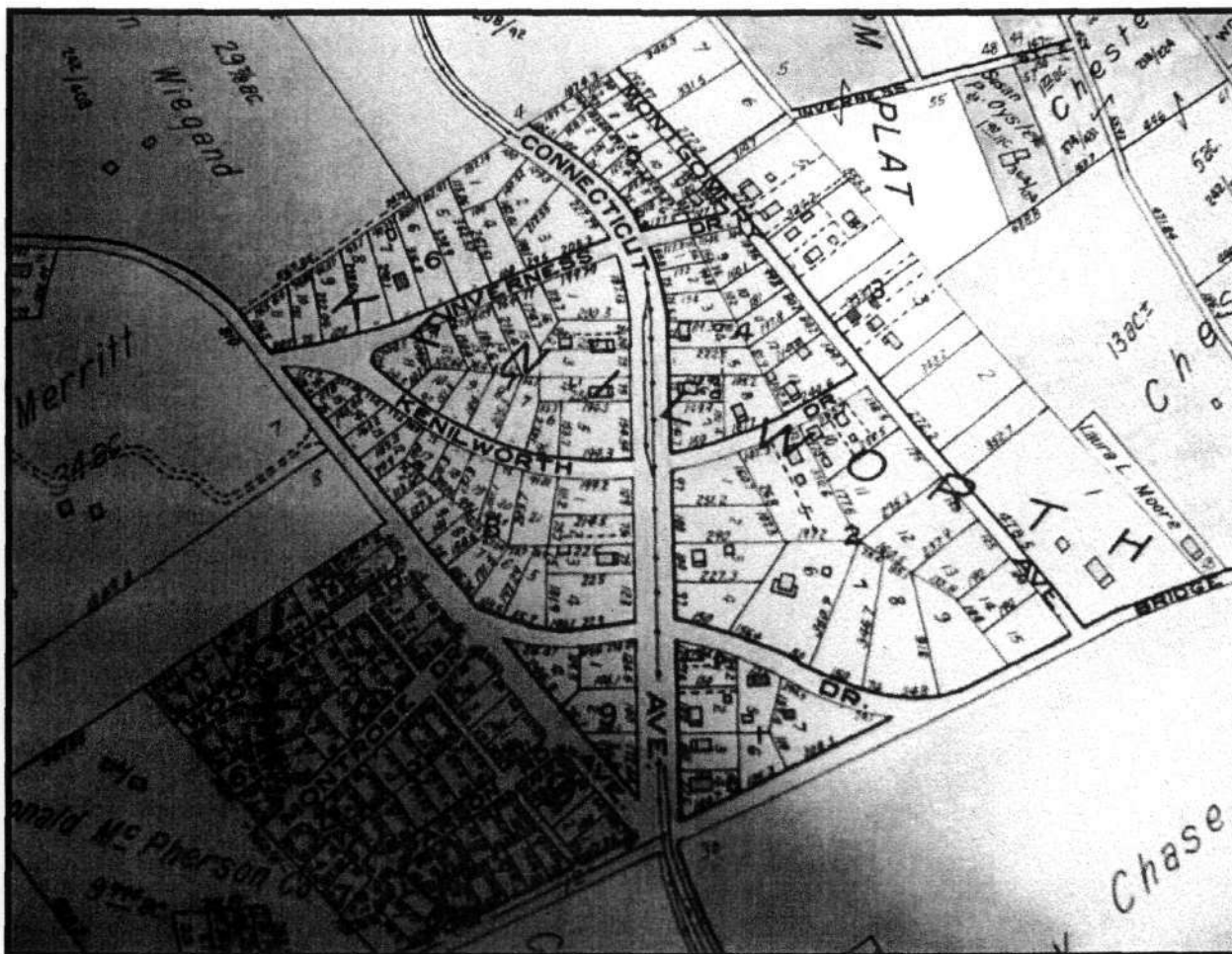
CURVE DATA				
STATION	CURVE DATA	ARC	CURVE	BEARING
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4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00
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58	100.00	100.00	100.00	100.00
59	100.00	100.00	100.00	100.00
60	100.00	100.00	100.00	100.00

FILED MAR 19 1929



Spring Valley Survey District (M: 35-163)

Montgomery County Land Records, Circuit Court, Plat 393, March 1929.



Spring Valley Survey District (M: 35-163)

Klinge, F.H.M. *Property Atlas of Volume One, Montgomery County Maryland*. Lansdale, PA:

F.H.M. Klinge, 1931.

Accessed at the Chevy Chase Historical Society



Spring Valley Survey District (M: 35-163)
Chevy Chase, Montgomery County, Maryland
Kensington Quad, USGS Topographic Map, 1965, Revised 1979
Prepared by EHT Tracerics, Inc., 2009





M:35-163

Spring Valley Survey District
Montgomery County, Maryland

EHT Traceries

June 2009

MID SHPO

3906, 3908, 3910 Woodlawn Road, looking southwest

1 of 6



M135-163

Spring Valley Survey District
Montgomery County, Maryland

EHT Traceries

June 2009

MD SHPO

3907, 3909 Montrose Driveway, looking northwest

2 of 6



MI 35-163

Spring Valley Survey District
Montgomery County, Maryland

EHT Traceries

June 2009

MD SHPO

3910 Parsons Road, 8805 Spring Valley Road, looking
3 of 6 Southeast



M:35-163

Spring Valley Survey District
Montgomery County, Maryland

EHT Traceries

June 2009

MD SHPO

8806, 8808, 8810 Spring Valley Road, looking northwest

4 of 6



M:35-163

Spring Valley Survey District
Montgomery County, Maryland

EHT Traceries

June 2009

MD SHPO

3908, 3910 Parsons Road, looking southwest

5 of 6



M135-163

Spring Valley Survey District
Montgomery County, Maryland
EHT Traceries

June 2009

MD SHPO

8900, 8904 Spring Valley Road, looking northwest
6 of 6